



# City Council

## Regular Meeting

~ Minutes ~

480 East Avenue North  
Ketchum, ID 83340  
<http://ketchumidaho.org/>

Robin Crotty  
208-726-3841

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Monday, October 15, 2018

5:30 PM

Ketchum City Hall

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**Present:**  
Mayor Neil Bradshaw  
Council President Michael David  
Councilor Jim Slanetz  
Councilor Courtney Hamilton  
Councilor Amanda Breen

**Also Present:**  
Ketchum City Administrator Suzanne Frick  
Ketchum City Attorney Matt Johnson  
Director of Finance and Internal Services Grant Gager

**1. CALL TO ORDER: By Mayor Neil Bradshaw**

Mayor Neil Bradshaw called the meeting to order at 5:30 pm.

**2. ROLL CALL**

**3. COMMUNICATIONS FROM MAYOR AND COUNCILORS**

Mayor Neil Bradshaw advised the Council and the public that City employee Chuck Arpp passed away today after a brief illness. He talked about Chuck bringing a smile to our town and showed his invention of the dog bone doggy bag holder. Hearts go out to his friends and family.

Councilor Courtney Hamilton introduced students from the Sage School that are shadowing her today.

Councilor Jim Slanetz talked about his concerns regarding speeding in the City of Ketchum. He asked if this could be monitored more closely. Councilor Amanda Breen suggested the Hemingway School area be a good place to start.

Councilor Amanda Breen talked about the Trailing of the Sheep Festival growing each year and really getting on the map. She voiced concerns regarding parking enforcement in the alley next to town square. She talked about the merchants and the elimination of parking spots. Amanda Breen said the enforcement is key and if we can't enforce then we need to think about something different for that alley. Mayor Neil Bradshaw advised that a new plan will be brought forward. He agreed the event was a success and the music in Town Sq. was wonderful. He thanked Laura Drake.

Mayor Neil Bradshaw advised that the Payment Approval report in the packet is incorrect and a corrected one has been distributed to Council for review and approval.

**a. Approval of Resolution 18-027 appointing Jennifer Cosgrove to the Planning Commission—Mayor Neil Bradshaw**

Mayor Neil Bradshaw introduced Jen Cosgrove and welcomed her to the Planning & Zoning Commission and read Resolution 18-027 aloud. Chair Jeff Lamoureux has been on P & Z for 9 years and the Chair for the last few years and he thanked him for his years of service.

Mayor Bradshaw asked for council's approval in appointing Jennifer Cosgrove to the Planning & Zoning Commission. There was a roll call vote and all Councilors were in agreement.

**4. COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda (Comments will be kept to 3 minutes)**

Mayor opened the meeting to public comment. There was none.

**5. CONSENT AGENDA: Note: (ALL ACTION ITEMS) The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately.**

Councilor Amanda Breen pulled item 5h.

- a. **Approval of Minutes: Regular Meeting October 1, 2018**
- b. **Authorization and approval of the payroll register**
- c. **Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$608,231.11 as presented by the Treasurer.**
- d. **Recommendation to approval Alcohol Beverage License for Irving's – Director of Finance & Internal Services Grant Gager**
- e. **Recommendation to approve Contract #20274 with Harmony Design and Engineering – Director of Planning & Building John Gaeddert**
- f. **Recommendation to approve Snow Hauling Contracts #20260-#20266 – Director of Streets and Facilities Brian Christiansen**
- g. **Recommendation to approve Contract #20268 with Western States Cat for the Dozer Rental Agreement – Director of Streets and Facilities Brian Christiansen**
- h. **Authorization and approval of street closure request for special event – Assistant City Administrator Lisa Enourato**

Councilor Amanda Breen talked about the success of this event in the past. It's a great way to bring thousands of people to town and is a great source of revenue. She would like to look at charging different user fees for events and questioned if charging them more for being on Main Street is a good idea. They bring a lot of tax revenue to the city; however, this fee revenue charge needs to be discussed in more detail in the future. Councilor Jim Slanetz agrees and would like to keep the lines of communication open. Mayor Neil Bradshaw talked about the task force and future tweaks that will need to keep continue happening. All the interest groups will be present on Wednesday at the task force meeting.

Assistant City Administrator Lisa Enourato advised they did not pay for the road closure. Road Work ahead and the ITD permit was obtained and paid for by the City. City sponsoring events was discussed. City Administrator Suzanne Frick advised that the City is not a partner in this event due to the alcohol content, however City is handling the street closures. The charging for special events will continue to be discussed.

**Motion to approve 5h.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Courtney Hamilton
<b>SECONDER:</b>	Amanda Breen, Councilor
<b>AYES:</b>	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

- i. **Recommendation to approve Encroachment Agreement #20273 for 200 South Bigwood Drive—City Administrator Suzanne Frick**
- j. **Recommendation to approve Agreement #20272 with the Idaho Department of Health and Welfare and authorize the Mayor to sign the Agreement—Director of Finance and Internal Services Grant Gager**

**Motion to approve consent agenda except item h.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Amanda Breen, Councilor
<b>SECONDER:</b>	Courtney Hamilton, Council President
<b>AYES:</b>	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

**6. PUBLIC HEARINGS AND DISCUSSIONS (Public comment and input taken on the following items)**

**a. ACTION: Recommendation to Approve Agreement 20270 for Purchase of Fire Training Facility**

Mayor Neil Bradshaw asked for council's approval to transfer the ownership of the Fire Training Facility to the City of Ketchum.

Mayor Neil Bradshaw opened the meeting for public comment. There was none.

Mayor Neil Bradshaw advised that the volunteer association paid for and constructed the facility. It will now be transferred into the City's assets and under the City's insurance.

Councilor Jim Slanetz questioned the MOU with the City of Sun Valley for the ongoing maintenance.

Mayor Neil Bradshaw advised the finalized MOU is not completed at this time. We are transferring it to our assets as sole owner. Jim Slanetz questioned the cost of insurance. Director of Finance & Internal Services Grant Gager advised that the insurance is based on people and incidents and the building factor is minimal.

Councilor Courtney Hamilton thanked the volunteers and on staff firefighters for their persistence in getting this building. It is a great asset to our community.

**Motion to approve the agreement 20270 between the City of Ketchum and Ketchum/Sun Valley Volunteer Association.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Courtney Hamilton, Councilor
<b>SECONDER:</b>	Michael David, Council President
<b>AYES:</b>	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

**b. ACTION: Request for funding for Culinary Institute—Harry Griffith**

Mayor Neil Bradshaw opened the meeting for public comment. There was none.

Sun Valley Economic Development Executive Director Harry Griffith talked about starting a fund-raising campaign. He would like to have the City of Ketchum as a partner. Campaign is for \$750,000. He is asking for \$10,000 from the City. The mechanism to make that happen is up for discussion. From the KURA perspective the Globus location does not need a lot of infrastructure work. Mayor Neil Bradshaw asked council if they are in support of a culinary Institute and if they are, council will start to discuss if and how council can support.

Councilor Jim Slanetz thinks it's a great idea but needs to think about how to fund or if the City should fund. Councilor Amanda Breen is pleased with the educational opportunities. This is a huge component for the public. She supports being a partner at some level. Councilor Courtney Hamilton questioned if the City has partnered on this type of model in the past and questioned if this is for profit. Executive Director Harry Griffith clarified that it is a non-profit organization. Mayor Neil Bradshaw did a comparison to the sidewalk for the public that Argyros did. The building for the Culinary Institute is already there so we would need to explore other ways to support.

Councilor Jim Slanetz questioned if the KURA is a better mechanism for supporting this. Council President Michael David voiced his support and would like to find a way to support. Councilor Courtney Hamilton thinks this is a benefit for people who like high end food and it brings people from out of the community to come here. She thinks this is a great opportunity for the City but doesn't know how the funding could look from the City.

Mayor Neil Bradshaw talked about the timing of a contribution. Executive Director Harry Griffith said this year would be great to advertise the City as a partner but if it had to be next year that would be ok as well. Harry Griffith talked about the housing level. The Sun Valley Company said they would put some students in the dorms and BCHA talked about the Lift Tower Lodge being another option for housing.

Councilor Courtney Hamilton said this is a good precedent to set. Mayor Bradshaw asked about public programming that could be offered. Executive Director Harry Griffith talked about the different courses that could be offered.

**c. ACTION: Recommendation to approve Employee Housing Plan and Site Restoration Plan for Trail Creek Fund LLC. Development**

Mayor Neil Bradshaw advised that Director of Planning & Building John Gaeddert and City Attorney Matt Johnson are here to answer questions.

Mayor Neil Bradshaw opened the meeting for public comment. There was none.

Mayor Bradshaw talked about the approved housing plan as well as the Development Agreement that will need to be met by end of year. He also talked about the Bond put in place for the site restoration plan. City Attorney Matt Johnson explained the Employee Housing Plan 1c and the First Amendment of the Amended Development Agreement and what has been presented will satisfy sub a and b, but c, d and e remain open and have until the end of this year to be satisfied. Site selection was discussed

Regarding the site restoration bond, the plan has been submitted and the bond has been sent in. The expiration of the bond was discussed. Final part of the approval tonight is the Idaho Power under grounding. Attorney Matt Johnson explained that all work in the applicant's control is done. Idaho Power will continue to work and will have to pull the cable next June. Idaho Power has been paid and this is now out of the developer's hand.

Councilor Amanda Breen questioned item c – housing. She questioned the timeline and work being completed by December 31, 2018. It was clarified that only the timeline / schedule must be completed by December 31, 2018.

**Motion to accept Trail Creek's October 4, 2018 Amended Employee Housing Plan for 18 employees at 391 First Avenue North, (2) Great American Insurance Group's June 14, 2018 to June 15, 2019 License Bond No. 2416447 in the amount of \$452,928 for Site Restoration consistent with the Clemens Associates August 25, 2018 Restoration Plan, Street L-R-1 ; and (3) Idaho Power's October 8, 2018 State Highway 75 Underground Project update letter as each generally complying with the specified October and December 2018 deadlines specified in instruments #6522821 between Trail Creek/Ketchum.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Courtney Hamilton, Councilor
<b>SECONDER:</b>	Michael David, Council President
<b>AYES:</b>	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

**d. ACTION: Consideration of affordability level of KETCH Community Housing Units- Director of Planning & Building John Gaeddert**

Mayor Neil Bradshaw advised we are getting close on the KETCH project and they have agreed to what the council requested at the last meeting and have changed in perpetuity to 25 years and changed level 4 to level 3.

Mayor opened the meeting for public comment. There was none.

Blaine County Housing Authority's Executive Director Nathan Harvill said he thinks it is a novel idea. The 25-year term would be helpful for the housing market and especially this project. Councilor Amanda Breen questioned if this is a trend and if more developers would be in favor? Nathan Harvill believes they will. Councilor Jim Slanetz questioned sq. footage. Nathan Harvill explained the formula used in developing the fees/rents. Jim Slanetz talked about the in-lieu fees and how they are being used. He is very protective of those funds and questioned the formula. He is in favor of the project but looks for clarity. Nathan Harvill explained that the maximum rent is based on the number of bedrooms, not sq. footage. Council President Michael David talked about the income level and who can rent as well. Jim Slanetz voiced that his concerns are just making sure the tax payers' money is being spent in the best possible way. Nathan Harvill talked about the benefits of Deed Restricted Housing as well as what is required to be able to live in the deed restricted area. Jim Slanetz suggested trying to get one more unit out of the developer. Mayor Bradshaw understands Jim Slanetz's point of view; however, he believes we have had enough rounds with the developer and he is thankful to the developer to move this to category 3 with a 25-year term. Amanda Breen voiced her support of this proposal. Michael David is also in support saying 25 years is a good number. Jim Slanetz would still like one more unit. Councilor Courtney Hamilton questioned the timeline. Mayor Neil Bradshaw advised that they were thinking about breaking ground in the spring if all goes well.

**Motion to authorize Mayor Bradshaw to sign the Ketch Exceedance and Housing Fund Contribution Agreements consistent with the previously approved agreements approved by the Council with an additional amendment that the term may be changed from "in perpetuity" to "not less than twenty-five (25) years."**

<b>RESULT:</b>	<b>ADOPTED [3 TO 1]</b>
<b>MOVER:</b>	Amanda Breen, Councilor
<b>SECONDER:</b>	Michael David, Council President
<b>AYES:</b>	Michael David, Amanda Breen, Courtney Hamilton
<b>NAYS:</b>	Jim Slanetz, Councilor

**e. ACTION: Request by Sun Valley Institute for City funding - Aimee Christensen**

Mayor Neil Bradshaw opened the meeting for public comment. There was none.

Mayor Neil Bradshaw advised that Aimee Christiansen is here for questions.

Aimee Christensen advised that they are looking to raise \$50,000. Blaine County is contributing \$23,000 and \$38,000 total has been raised to date. Aimee Christensen outlined the deliverable for Ketchum and

how the programming would work saying there would be 1 to 4 projects. Detail of the programming was discussed.

Mayor Neil Bradshaw is pleased Blaine County has stepped up. He voiced concern about knowing if the projects that come out of this will be Ketchum projects, however he is pleased that Ketchum is part of the discussion. Aimee Christensen said Ketchum has always been a leader and now the County is excited, and she is going to the cities for funding. Ketchum and regional benefits were discussed. Council President Michael David is in support and would like to participate. Councilor Jim Slanetz is also in support. Councilor Amanda Breen agrees, and Councilor Courtney Hamilton voiced support. Level of sponsorship was discussed.

Councilor Courtney Hamilton questioned overlaps with what Sharon Patterson Grant and what she is doing with the city as far as a sustainability plan? Aimee Christensen advised what the overlap is and that they are aware of that and will be talking and working with her throughout the process.

Mayor Neil Bradshaw advised they are not formally voting at this time; however, he would like to look at the ability to make a motion to approve the request for \$2,500 with the ability to increase it to \$5,000. Councilor Amanda Breen is in support of the platinum level sponsorship. Councilor Jim Slanetz would like to have a plan in place and more deliverables. Councilor President Michael David would like the \$5,000 contribution and to have our logo on everything as a partner. Councilor Courtney Hamilton agrees with the platinum level sponsorship.

**Ketchum will consider funding up to \$5,000 to the Sun Valley Institutes Community Resilience Program pending further financial review.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jim Slanetz, Councilor
<b>SECONDER:</b>	<b>Courtney Hamilton, Councilor</b>
<b>AYES:</b>	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

**7. EXECUTIVE SESSION**

- a. Discussion pursuant to 74-206 (1) a
- b. Discussion pursuant to 74-206 (1) c

**Motion to amend the agenda to add Subsection f to Executive Session pending threatened litigation. The City was just made aware on Friday of threatened litigation.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael David, Council President
<b>SECONDER:</b>	Courtney Hamilton, Councilor
<b>AYES:</b>	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

**Motion to move into executive session pursuant to 74-206 (1)a, c, and f**

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Amanda Breen, Councilor  
**SECONDER:** Michael David, Council President  
**AYES:** Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

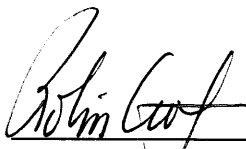
**Motion to come out of executive session at 7:22 p.m.**

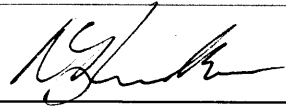
**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Courtney Hamilton, Councilor  
**SECONDER:** Jim Slanetz, Councilor  
**AYES:** Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

**8. ADJOURNMENT**

**Motion to adjourn at 7:24 p.m.**

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Courtney Hamilton, Councilor  
**SECONDER:** Jim Slanetz, Councilor  
**AYES:** Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

  
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Robin Crotty, City Clerk

  
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Neil Bradshaw, Mayor